

LAHPOA Board of Directors Meeting Minutes March 13, 2017 at the Lake House

In attendance: Louise Ascah Don Francis Bryan Dozzi Brett Oliver
 Heather Harris Don Waldorf Glenn Ruskin
Absent: Mark O'Henly

1. Call to order at 7:05 pm.
 - a. Approval of February 16th meeting minutes motioned by Heather and seconded by Glenn
 - b. Approval of agenda motioned by Glenn and seconded by Heather
2. Financial Update
 - a. 2017 Fees
 - i. 80% of households have paid, and 11 habitual late payers were sent registered letters (3 refused to accept).
 - ii. Will give 30 days to late payers, and then send out registered letter. Unpaid fees as of April 6th will be forwarded to the lawyer.
 - b. Audit of 2016 Finances
 - i. Heather and Leigh to meet with the auditor on March 30th.
3. Legal
 - a. Edwards' delinquent account
 - i. McLeod says that the cheque is in the mail. Heather had asked for a certified cheque.
4. Community Manager's Report (refer to monthly report from Don)
 - a. LAHPOA hosted the Calgary Parks & Lake Managers meeting on March 8th. Jim Wagner, Provincial Fish Stocking and Aquaculture Specialist with Alberta Environment, gave a presentation on whirling disease.
 - b. Most of the 2016 event sponsors and some new sponsors are planning on returning in 2017.
 - c. Soccer is planned on the pitches for different age groups from Davisburg/Pinehurst/HP.
 - d. Ball diamonds will be utilized more this year as well.
5. Universal Cart Program
 - a. Plan is to go bi-weekly on the garbage container collection, and announce this at the AGM.
 - b. Don will continue to post community reminders of proper bin use and storage.
6. General
 - a. Lakehouse Repairs (CFEP grant extended to August, 2017)
 - i. LEAR Construction has been sent our RFP to see if they are willing to run the earthwork and building repair processes. Don still waiting on a contact list to pursue discussions.
 - b. Calgary/MD IDP goes to public hearing on March 15th in High River. HP is now part of the IDP, but not part of the Calgary growth area. Don F wasn't able to discuss with Larry Spilak. Several board members plan on attending.
 - c. Pine Creek home owner association will drop off map of green spaces. Need to respond to them with costs for waste handling and landscaping.
 - d. Spring Fish Stocking Program
 - i. Smokey Trout Farms is still in good standing with Alberta Environment regarding WD.
 - ii. Fish license is needed to allow for stocking to take place. Ministry still undecided on the issue of licenses for lakes considered to be part of the Bow corridor.
 - e. 2017 AGM
 - i. Carnmoney Golf Club tentatively booked for June 8th (Don to confirm).
 - f. LAHPOA will lease a Toyota Tundra 4X2 crew cab for 48 months at \$499/month including taxes. All season mats, hitch & wiring, lifetime free oil & filters, and winter tires included. Don F to provide a supplier name for the LAHPOA decal.
7. Team Building: Community & Property Managers' Roles & Responsibilities
 - a. Direct conversations were conducted about past issues, disagreements, and the need for both managers to trust and work with each other as a team. Don F recommended a great read on the issue: "Speed of Trust".

- b. Several specific topics were brought up:
 - i. The development of a calendar of events & responsibilities.
 - ii. Process documentation
 - 1. First Process – Upper Lake & Irrigation System
 - 2. Bryan has offered to assist Don & Brett.
 - iii. Implementation of morning drive arounds with three goals in mind:
 - 1. Hazard assessment
 - 2. Brand Image (community bylaw infractions)
 - 3. Identification of future (nice to have) projects
 - iv. Assessment of community assets:
 - 1. Develop a 5 year asset life cycle plan
 - 2. Don to try to get assistance/documentation from another community
 - v. Don and Brett to complete their respective job descriptions together to present at next BOD meeting.
- 8. Meeting concluded and adjourned at 9:20 pm. Motion to Adjourn: Glenn; seconded: Heather
- 9. Next meeting scheduled for Wednesday April 19, 2017 at 7:00 pm.